

OFFERING SUMMARY



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



**CUSHMAN &
WAKEFIELD**

3071 Greenhead Dr
Springfield, IL 62711

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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

Springfield, IL
217-547-6650

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USE AGREEMENT



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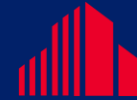
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OVERVIEW



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is excited to present this exceptional opportunity on Springfield's southwest side!

This versatile property is currently divided into two spaces: a 4,300 SF former dental arts laboratory and a 2,100 SF office space. The 4,300 SF area features two expansive open workspaces, multiple private offices or rooms, a break room, a mechanical room, and two restrooms. The 2,100 SF space includes a welcoming reception area, three private offices, a conference room or executive office, a break room, two restrooms, and a spacious workshop with an 8't x 10'w overhead door. A tenant currently occupies this space on a month-to-month basis.

Priced well below fair market value (\$668,988), this is a great find for an owner-occupant looking for a west-side location with flexibility and room to grow.

The property is located in the Mathers Court office park on the southwest side of Springfield. It backs up to Interstate 72 (36,400 AADT) and is north of the affluent Panther Creek Subdivision. It is less than one minute from Veterans Pkwy/Rt. 4 (28,400 AADT), the main retail artery and thoroughfare in Springfield. The trade area includes the Meijer-anchored Prairie Crossing (Meijer, Menards, Camping World, Ashley Store) and Walmart-anchored Parkway Pointe (Walmart, Target, Hobby Lobby, Club Car Wash) commercial developments among many other restaurants, amenities, and professional services.

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Springfield, IL
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PROPERTY INFORMATION

ADDRESS 3071 Greenhead Dr, Springfield, IL 62704

ASKING PRICE \$399,000

BUILDING SIZE 6,400 SF

LOT SIZE 0.83 AC

ZONING B-1, Highway Business District

YEAR BUILT 1999

TAX PIN 21-13.0-428-007



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HIGH AERIAL



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LOW AERIAL



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FLOOR PLAN

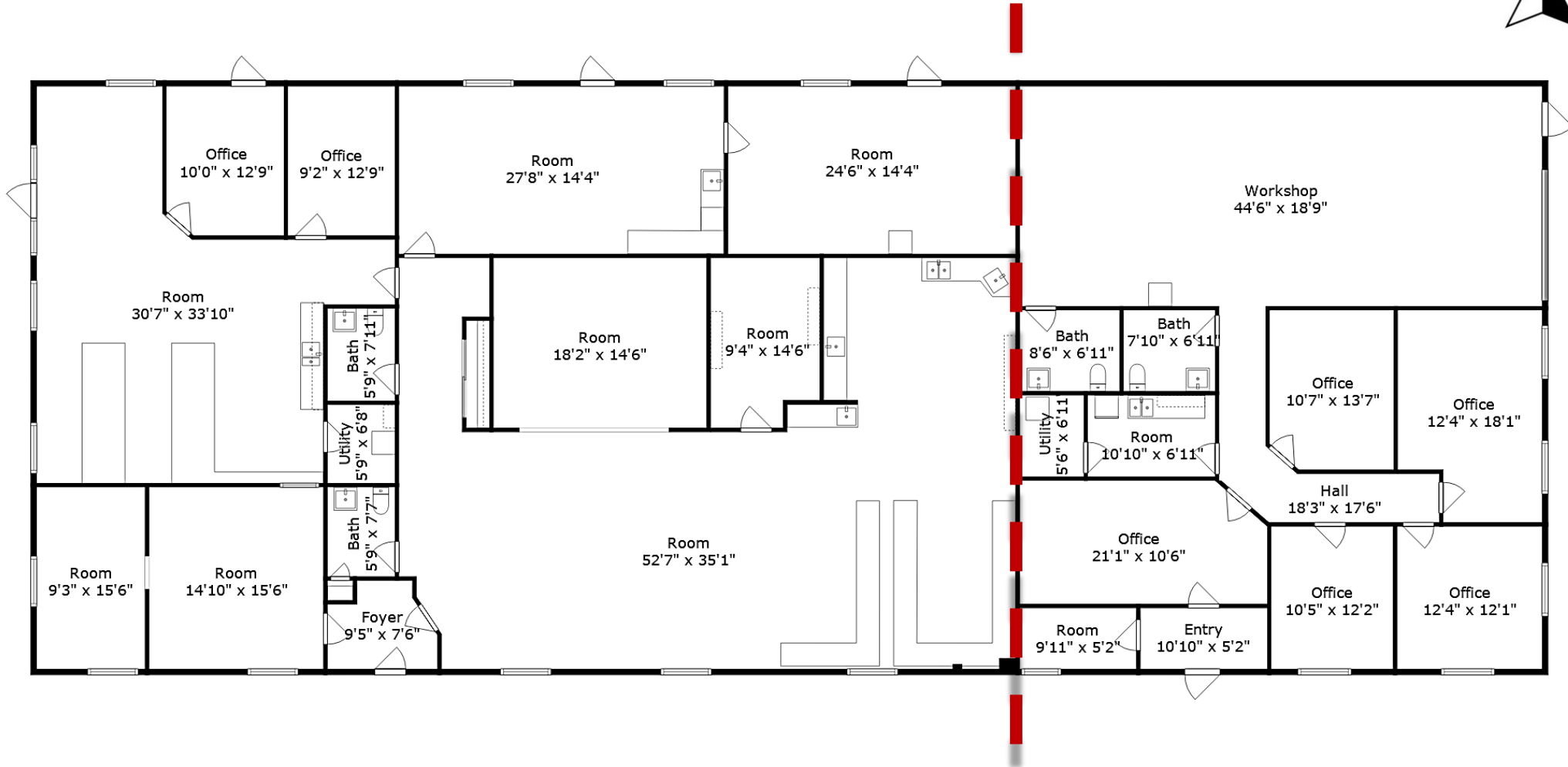


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4,300 SF Space

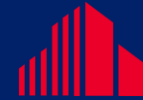


2,100 SF Space

EXTERIOR PHOTOS



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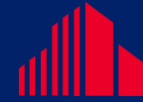
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INTERIOR PHOTOS



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4,300 SF Space



CONTACT



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PROPERTY HIGHLIGHTS

- 4,300 SF Available Immediately
- 2,100 SF Occupied M-to-M
- Access to an 8' x 10' Overhead Door
- Ideal Southwest Side Office Park Location
- Near I-72, Veterans Pkwy/Rt. 4
- Priced Well Below Its Fair Market Value